



City of Santa Barbara

Planning Division

SINGLE FAMILY DESIGN BOARD AGENDA

AGENDA SCHEDULE IS SUBJECT TO CHANGE AS CANCELLATIONS OCCUR.
STAFF WILL NOTIFY APPLICANTS OF TIME CHANGES.

Monday, October 24, 2011

David Gebhard Public Meeting Room: 630 Garden Street

3:00 P.M.

BOARD MEMBERS:

GLEN DEISLER, CHAIR
DENISE WOOLERY, VICE-CHAIR
BERNI BERNSTEIN
BRIAN MILLER
FRED SWEENEY
JIM ZIMMERMAN

CITY COUNCIL LIAISON: DALE FRANCISCO

PLANNING COMMISSION LIAISON: MICHAEL JORDAN

STAFF:

JAIME LIMÓN, Design Review Supervisor
MICHELLE BEDARD, Planning Technician
KATHLEEN GOO, Commission Secretary

Website: www.SantaBarbaraCa.gov

SINGLE FAMILY DESIGN BOARD OF REVIEW SUBMITTAL CHECKLIST (See SFDB Guidelines & Design Review Submittal Requirements for Details)		
CONCEPT REVIEW	Required	Master Application & Submittal Fee - (Location: 630 Garden Street) <u>Photographs</u> - of the existing building (if any), adjacent structures, composite panoramic view of the site, surrounding areas & neighborhood streetscape - mounted or folded to no larger than an 8.5" x 14" photo display board. <u>Plans</u> - three sets of <u>folded</u> plans are required <u>at the time of submittal & each time plans are revised</u> . <u>Vicinity Map and Project Tabulations</u> - (Include on first drawing) <u>Site Plan</u> - drawn to scale showing the property boundaries, existing & proposed structures, building & area square footages, building height, areas to be demolished, parking, site topography, conceptual grading & retaining walls, & existing landscaping. Include footprints of adjacent structures. <u>Exterior elevations</u> - showing existing & proposed grading where applicable.
	Suggested	<u>Site Sections</u> - showing the relationship of the proposed building & grading where applicable. <u>Plans</u> - floor, roof, etc. Rough sketches are encouraged early in the process for initial design review to avoid pursuing incompatible proposals. However, more complete & thorough information is recommended to facilitate an efficient review of the project.
PROJECT DESIGN APPROVAL	Required	Same as above with the following additions: <u>Plans</u> - floor, roof, etc. <u>Site Sections</u> - showing the relationship of the proposed building & grading where applicable. <u>Preliminary Landscape Plans</u> - required for commercial & multi-family; single-family projects where grading occurs. Preliminary planting plan with proposed trees & shrubs & plant list with names. Plans to include street parkway strips.
	Suggested	<u>Color & Material Samples</u> - to be mounted on a board no larger than 8.5" x 14" & detailed on all sets of plans. <u>Exterior Details</u> - windows, doors, eaves, railings, chimney caps, flashing, etc. Materials submitted for Project Design Approval form the basis for working drawings & must be complete & accurate.
FINAL & CONSENT	Required	Same as above with the following additions: <u>Color & Material Samples</u> - to be mounted on a board no larger than 8.5" x 14" and detailed on all sets of plans. <u>Cut Sheets</u> - exterior light fixtures and accessories where applicable. <u>Exterior Details</u> - windows, doors, eaves, railings, chimney caps, flashing, etc. <u>Final Landscape Plans</u> - landscape construction documents including planting & irrigation plan. <u>Consultant/Engineer Plans</u> - electrical, mechanical, structural, & plumbing where applicable.

PLEASE BE ADVISED

- The approximate time the project will be reviewed is listed to the left of each item. It is suggested that applicants arrive 15 minutes early. The agenda schedule is subject to change as cancellations occur. Staff will notify applicants of time changes.
- The applicant's presence is required. If an applicant is not present, the item will be postponed indefinitely. If an applicant cancels or postpones an item without providing advance notice, the item will be postponed indefinitely and will not be placed on the following Single Family Design Board of Review (SFDB) agenda. In order to reschedule the item for review, a rescheduling fee will be paid and the applicant must fill out and file a Supplemental Application Form at 630 Garden Street (Community Development Department) in addition to submitting appropriate plans.
- All approvals made by the SFDB are based on compliance with Municipal Code Chapter 22.69 and with adopted SFDB guidelines. Some agenda items have received a mailed notice and are subject to a public hearing.
- The SFDB may grant an approval for any project scheduled on the agenda if sufficient information has been provided and no other discretionary review is required. Substitution of plans is not allowed, if revised plans differing from the submittal sets are brought to the meeting, motions for Project Design Approval or Final Approval will be contingent upon staff review for code compliance.
- The Board may refer items to the Consent Calendar for Project Design Approval and Final SFDB approval.
- Concept review comments are generally valid for one year. Per SBMC 22.68.110, a project design approval is valid for three years from the date of the approval unless a time extension has been granted or a building permit has been issued. Projects with a valid land use approval will also automatically extend the project design approval expiration date.
- **APPEALS:** Decisions of the SFDB may be appealed to the City Council. For further information on appeals, contact the Planning Division Staff or the City Clerk's office. Appeals must be in writing and must be filed with the City Clerk at City Hall, 735 Anacapa St. within ten (10) calendar days of the meeting at which the Board took action or rendered its decision.
- **AMERICANS WITH DISABILITIES ACT:** In compliance with the Americans with Disabilities Act, if you need special assistance to gain access to, comment at, or participate in this meeting, please contact the Planning Division at (805) 564-5470, extension 3308. If possible, notification at least 48 hours prior to the meeting will enable the City to make reasonable arrangements in most cases.
- **AGENDAS, MINUTES and REPORTS:** Copies of all documents relating to agenda items are available for review at 630 Garden St. and agendas and minutes are posted online at www.SantaBarbaraCa.gov/sfdb. Materials related to an item on this agenda submitted to the SFDB after distribution of the agenda packet are available for public inspection in the Community Development Department located at 630 Garden St., during normal business hours. If you have any questions or wish to review the plans, please contact Michelle Bedard at (805) 564-5470, extension 4551, or by email at mbedard@SantaBarbaraCa.gov. Our office hours are 8:30 A.M. to 4:30 P.M., Monday through Thursday, and every other Friday. Please check our website under *City Calendar* to verify closure dates.

LICENSING ADVISORY:

The Business and Professions Code of the State of California and the Municipal Code of the city of Santa Barbara restrict preparation of plans for certain project types to licensed professionals. Applicants are encouraged to consult with Building and Safety Staff or Planning Staff to verify requirements for their specific projects.

Unlicensed persons are limited to the preparation of plans for:

- Single or multiple family dwellings not to exceed four (4) units per lot, of wood frame construction, and not more than two stories and basement in height;
- Non-structural changes to storefronts; and,
- Landscaping for single-family dwellings, or projects consisting solely of landscaping of not more than 5,000 square feet.

NOTICE:

1. On Thursday, October 20, 2011, this Agenda was duly posted on the indoor and outdoor bulletin boards at the Community Development Department, 630 Garden Street, and online at www.SantaBarbaraCa.gov.
2. This regular meeting of the Single Family Design Board will be broadcast live on City TV-18, or on your computer via <http://www.santabarbaraca.gov/Government/Video/> and then clicking *City TV-18 Live Broadcast*. City TV-18 will also rebroadcast this meeting in its entirety the following Wednesday morning at 8:00 A.M. An archived video copy of this meeting will be viewable on computers with high speed internet access the following Wednesday at www.santabarbaraca.gov/sfdb and then clicking *Online Meetings*.

GENERAL BUSINESS:**A. Public Comment:**

Any member of the public may address the Single Family Design Board for up to two minutes on any subject within their jurisdiction that is not scheduled for a public discussion before the Board on that day. The total time for this item is ten minutes. (Public comment for items scheduled on today's agenda will be taken at the time the item is heard.)

- B. Approval of the minutes of the Single Family Design Board meeting of **October 20, 2011**.
- C. Consent Calendar: only **October 20, 2011** (The previous October 19, 2011 Consent was cancelled).
- D. Announcements, requests by applicants for continuances and withdrawals, future agenda items, and appeals.
- E. Subcommittee Reports.

SFDB-CONCEPT REVIEW (CONT.)**1. 2521 MEDCLIFF RD****E-3/SD-3 Zone****(3:10)**

Assessor's Parcel Number: 041-330-034

Application Number: MST2011-00208

Owner: Thomas E. A. Caesar Family Trust

Designer: Marcia Vail

(Proposal to permit the "as-built" replacement of an existing 74 linear foot six-foot tall wood fence located within required front setback and the right-of-way along La Jolla Circle, and to relocate an "as-built" 64 linear foot 3.5-foot tall wood fence located in the right-of-way along Medcliff Road. The parcel is currently developed with an existing one-story single-family residence. The improvements will address the enforcement issues identified in ENF2011-00086. The project requires Staff Hearing Officer review for a requested zoning modification to allow a portion of the existing "as-built" fence to exceed 3.5 feet in height within the required setback. This proposal also requires an encroachment permit from the Public Works Department to allow the construction of the fences to be located within the public right-of-way.)

(Second concept review. Project was last reviewed on Consent on July 18, 2011. Comments only; project requires Environmental Assessment and Staff Hearing Officer review for a requested zoning modification.)

FINAL REVIEW**2. 1304 CRESTLINE DR****E-1 Zone****(3:25)**

Assessor's Parcel Number: 049-251-001

Application Number: MST2008-00385

Owner: Joe Weber and Jillian Reed

Architect: Dawn Sherry

(Proposal for a 169 square foot first-floor addition, 248 square feet of second-floor additions, and a façade remodel including the replacement of the existing pitched roof with a flat roof on an existing 2,728 square foot two-story single-family residence with an attached two-car garage. The proposal includes a 307 square foot roof deck above the first floor with exterior stairs, a 43 square foot second-story deck, a rear patio and swimming pool, and the demolition of a total of 239 square feet (including 151 square feet of permitted square footage and 88 square feet of "as-built" square footage). The project received Staff Hearing Officer approval of a zoning modification. The proposed total of 2,994 square feet, on a 10,605 square foot lot in the Hillside Design District, is 79% of the maximum floor-to-lot area ratio (FAR).)

(Final Approval is requested. Project Design Approval was granted on May 9, 2011. Project requires compliance with Tier 2 Storm Water Management Program (SWMP) prior to granting Final Approval.

SFDB-CONCEPT REVIEW (CONT.)**3. 1708 CALLE BOCA DEL CANON****R-1 Zone****(3:50)**

Assessor's Parcel Number: 041-062-017

Application Number: MST2011-00376

Owner: Marlene Roberts, Revocable Trust

Designer: Hadighi Mehdi

(Proposal to construct a new 331 square foot second-story addition to an existing 1,391 square foot one-story, single-family residence with a basement and an attached 334 square foot one-car garage, resulting in a total development of 2,056 square feet on a 6,534 square foot lot. The 1,391 square foot existing residence includes a 368 square foot basement which is exempt from the floor-to-lot area ratio (FAR) calculation. The proposal is 60% of the maximum required FAR.)

(Second concept review. Action may be taken if sufficient information is provided. The project was last reviewed on October 10, 2011.)

SFDB-CONCEPT REVIEW (CONT.)**4. 912 MEDIO RD****E-1 Zone****(4:15)**

Assessor's Parcel Number: 029-262-002

Application Number: MST2011-00244

Architect: Bob Easton

Owner: David Edward Duron Trust

(Proposal to construct a new 285 square foot one-story master bedroom and kitchen addition, a new 457 square foot deck, and an interior remodel to an existing 985 square foot one-story single-family residence with an attached 212 square foot one-car garage. The proposal will result in a one-story 1,482 square foot single-family residence on a 13,334 square foot lot located in the Hillside Design District.)

(Third concept review; first Full Board review. The project was referred from the Consent Calendar on October 10, 2011. Project requires compliance with Tier 3 Stormwater Management Program (SWMP) prior to granting Final Approval.)

SFDB-CONCEPT REVIEW (CONT.)**5. 652 RICARDO AVE****E-1 Zone****(4:45)**

Assessor's Parcel Number: 035-170-025

Application Number: MST2011-00368

Owner: Roy Calvin Petersen

Architect: Tom Ochsner

(Proposal to construct a 931 square foot one-story addition to an existing 2,027 square foot one-story single-family residence, including an attached two-car garage, located on a 20,831 square foot lot in the Hillside Design District. A portion of the existing residence will be demolished and reconstructed. The proposal includes a new courtyard area and a new covered porch. The total proposed development is 2,958 square feet and is 63% of the maximum floor-to-lot area ratio (FAR) guideline. This project addresses violations listed in ZIR2011-00176 to include the demolition of the accessory structure.)

(Second concept review. Action may be taken if sufficient information is provided. Project requires compliance with Tier 3 Stormwater Management Program (SWMP) prior to granting Final Approval. The project was last reviewed on October 10, 2011.)

CONSENT CALENDAR – SEE SEPARATE AGENDA